

Petition to Exceed Quota for Class A Licenses

I am applying to exceed the following quota under Section 6-97 of the Ordinance:

- Number of licenses (Maximum limit of 36 Class "A" and 24 "Class A" licenses)
- Geographic restrictions (within 1,000 feet from another Class A premises or 300 feet of any active place of worship, licensed daycare center, school, community center or other facility predominantly attended by individuals under the age of 21)

Notwithstanding the above restrictions, the common council may exceed the quota by a two-thirds vote, upon holding a public hearing and providing notice to all property owners within a five-tenths of a mile radius. The common council may only exceed the quota if the applicant does all of the following:

- Submit a petition to exceed quota (this form);
- Submit a completed license application for a Class "A" or "Class A" license;
- Submit proof of ownership or lease of options to purchase, or lease of land or a building for the proposed venture;
- Obtain approval by the Department of City Development – Building Inspection and Zoning Division that the building is properly zoned for the proposed venture;
- Show that the proposed establishment will have a greater impact upon the community than simply the addition of another tavern, liquor store, convenience store or restaurant (please use blank page provided on page 2 or attach a separate document/explanation for this criteria); and
- Show that the proposed establishment will benefit the community by substantially improving the tax base (please use the blank page provided on page 2 or attach a separate document/explanation for this criteria);

Applicant: Spring Circle, LLC dba/ Save a lot

Agent/owner: Michael Bach Signature Michael Bach

Address of premises: 3701 Durand Ave Suit 300A Racine, WI 53405

License requested (check one or both): _____ Class "A" beer _____ "Class A" intoxicating liquor

Detailed Explanation for Exceeding Quota

Per section 6-97(d)(3) of the ordinance, my proposed establishment will have a greater impact upon the community than simply the addition of another tavern, liquor store, convenience store, or restaurant, specifically because:

Elmwood Plaza over 200K square ft plaza has a greater impact upon the community for long time

Spring Circle intend to reopen 30,100 sq. ft

supermarket that was Anchor Tenant of Elmwood Plaza. Save-a-Lot closed in Feb, 2023. it was employed 20 employees.

Spring Circle is intend to employ over 20 employees for Super market.

Without Super market, viability of Elm Plaza is jeopardy. Most of residents of Racine has memories with Elmwood Plaza.

Per section 6-97(d)(4) of the ordinance, my proposed establishment will benefit the community by substantially improving the tax base, such as the establishment will extensively rehabilitate a blighted or deteriorated building, construct a new building on vacant land, or benefiting the community by conferring some other tangible or substantial improvement for the area, specifically because:

The reopening of 30,100 sq. ft Super market, Anchor tenant of Elmwood Plaza is viable of over multi million Tax base of Elmwood Plaza.

it is viable to reopen Super market of 30,100 sq. ft to attract more tenants for Elmwood Plaza, to increase tax base

BUSINESS PLAN QUESTIONNAIRE

Business Owner/ Ownership Entity Spring Circle LLC
Trade Name Save a Lot (Super Market)
Business Address 3701 Durand ave. Suite 300A, Racine WI 53405
Website N/A
Business Email Address Jasonsingh@aol.com
Agent Name Michael Dach
Agent Home Address 109 N 3rd St. Upper Waterford, WI 53185
Agent Emergency Contact Number (262) 716-4515
Agent Email Address dachmichael8@gmail.com
Who intends to be mainly in charge of daily operations? Michael Dach
Is your business currently open? Yes No

If no, please complete the following Statement of Intent:

I understand that the granting of this license would be conditional on my being able to operate within 6 months of common council approval. I intend to operate under the license within six months of common council approval. If I am not able to operate within 6 months, I may request a one-time extension of up to 3 months. If I am still not actively operating under the license within 9 months of common council approval, my license will be considered denied and I will have to re-apply for a new license. MP Initials.

What is your estimated gross monthly revenue for each of the following categories:

20,000 Alcoholic beverages

400,000 Food

16,000 Other (please specify)

How many people do you intend to employ full time? 12

How many people do you intend to employ part time? 8

What is the square footage of the premise to be licensed? \$ 30,000

What is your best estimation of the value of the business? \$ 500,000

Please describe the current parking situation.

In Elmwood Plaza Plenty of parking, for details see attached copy of survey.

Please describe how you intend to handle crowds, during both regular business hours and at bar close.

add additional security as needed during busy times

Describe the business that you are buying/opening.

Prior Save a lot tenant closed on 2/11/2023, due to lack of sales. We are in the process of reopening as a Save a Lot with the addition of beer, wine, and liquor; plus hot food to make Save a Lot feasible to reopen.

How will your establishment affect the quality of life for the citizens of Racine?

Will enhance the quality of life for the citizens of Racine in many ways. Customers will have more grocery, fresh produce and offer one stop shop. It will help revitalize Elmwood Plaza.

Does the location that you are applying for already have an alcohol license? No

If yes, what type of alcohol license? N/A

Are you or the corporation buying the building or leasing it? Buying/Leasing

Will you be doing any remodeling; and if so, what are your plans?

~~Adding sitting area, kitchen area~~, updating interior of store, add coolers as needed. Beer cage, walk in cooler, shelves for liquor

What type of experience do you have that would prepare you for this type of business?

Many years of retail experience with multiple grocery chains as well as liquor, beer, wine and convenience stores. I offer over 40 years experience.

What will your hours of operation be?

- | | | | |
|-----------|------------------|----------|------------------|
| Monday | <u>9am - 9pm</u> | Friday | <u>9am - 9pm</u> |
| Tuesday | <u>9am - 9pm</u> | Saturday | <u>9am - 9pm</u> |
| Wednesday | <u>9am - 9pm</u> | Sunday | <u>9am - 9pm</u> |
| Thursday | <u>9am - 9pm</u> | | |

Will you be offering food? If so, what type of menu will you have? Do you have a kitchen? (Please attach a copy of your menu if available)

~~We will offer a variety of food; deep fried chicken, fish as well; a wide variety of what people expect.~~
Menu to follow. N/A

How many customers do you expect on your busiest days? 200

How do you intend to handle litter and garbage?

In addition to Elmwood Plaza maintenance dept.,
Save a Lot will employ employees to handle inside
and outside litter and garbage

How will noise at the premise be addressed?

We don't anticipate any noise that will
adversely effect the other customers or the
neighborhood.

What is your security plan?

We will have security guard, one or more as needed.

What type of video surveillance do you intend to have on the premise (please list equipment)?

We will have multiple video recording cameras
inside and outside.

Will music be played at your location? Yes No

If yes, how will music be played? Jukebox Live DJ Radio Other

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk)

For the license period beginning: _____ ending _____
(month dd yyyy) (month dd yyyy)

To the Governing Body of the: Town of } **Racine**
 Village of }
 City of }

County of **Racine** Aldermanic Dist. No. _____
 (if required by ordinance)

Check one: Individual Limited Liability Company
 Partnership Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number 456-1029805258-05	
FEIN Number 83-1440720	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input checked="" type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$
TOTAL FEE	\$

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
Spring Circle LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name Walja	(First) Sharon	(Middle Name) K	Home Address (Street, City or Post Office, & Zip Code) 4725 N. 159th St. Brookfield, WI 53005
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name Dach	(First) Michael	(Middle Name) D	Home Address (Street, City or Post Office, & Zip Code) 109 N. 3rd St. Upper Waterford, WI 53185
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name **Save a lot** Business Phone Number **414-588-0554**
 2. Address of Premises **3701 Dorand ave 300A** Post Office & Zip Code **Racine, WI 53405**

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

Unit 300A Size 30,100 sq ft
for details see attached A

4. Legal description (omit if street address is given above): _____

5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No

(b) If yes, under what name was license issued? _____

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain Yes No

7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? If yes, explain. Yes No

8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain Yes No

9. (a) Corporate/limited liability company applicants only: Insert state WI and date of registration.

(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain Yes No

(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? If yes, explain. Yes No
Spring South LLC Oak Creek, WI

10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] Yes No

11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] Yes No

12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

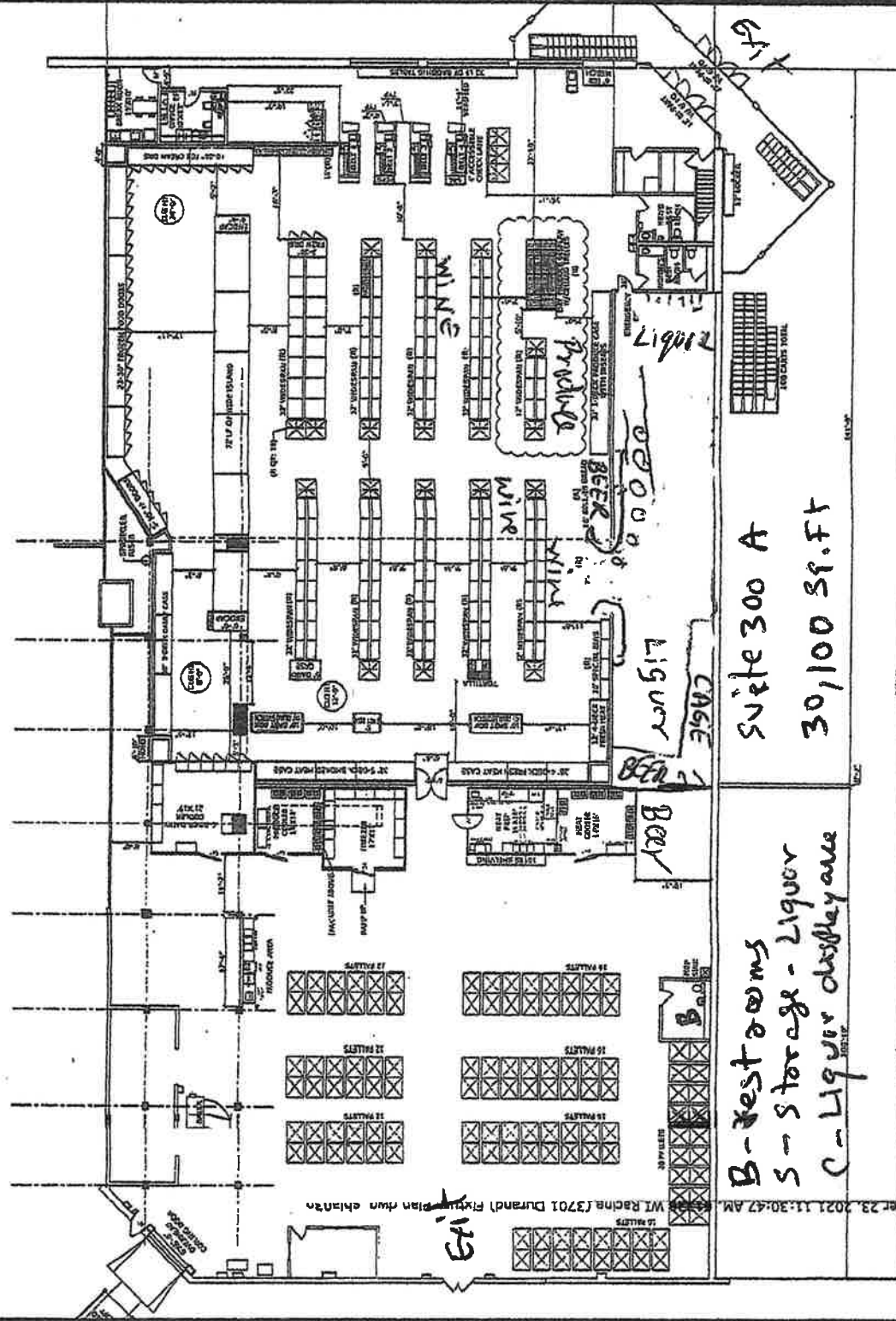
READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>Dach, Michael</u>	Title/Member <u>Agent</u>	Date <u>5-11-23</u>
Signature <u>Michael Dach</u>	Phone Number <u>4148569510</u>	Email Address <u>dachmichael80@gmail.com</u>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

ATTN A



Suite 300 A
30,100 sq. ft.
B - Best items
S - Storage - Liquor
C - Liquor display area

Tuesday, November 23, 2021 11:30:47 AM

GENERAL NOTES:
 ALL FIXTURES EXCEPT REFRIGERATION AND CHECKSTANDS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN ORDER TO BEST MEET THE NEEDS OF PRODUCT PLACEMENT. PLEASE REFER TO THE MERCHANDISING PLAN FOR FINAL PLACEMENT AND QUANTITIES.

KEYED NOTES:
 1. *% CURS (TYP) BEHIND ALL FIXTURES ON WALLS
 2. NOT USED
 3. NOT USED
 4. NOT USED
 5. NOT USED

PLAN STATUS:
APPROVED

NO	DATE	DESCRIPTION
2A	11.23.21	APPROVED
2R	11.18.21	UPDATED PLAN PER SHAREPOINT NOTES
1R	10.28.21	UPDATED PLAN PER REMODEL SCOPE
1C	08.20.21	TRIPLELOCK UPDATED FOR RP CONVERSION

FIXTURE PLAN		CY 21 REMODEL	
OWNER	352'-1"	DATE	08.20.21
DESIGNER	YELLOW BANANA	PROJECT	3701 DURAND AVE
DATE	08.20.21	PROJECT	DC 14
DESIGNER	DONNA VANDERBILT	PROJECT	3701 DURAND AVE
DATE	08.20.21	PROJECT	DC 14

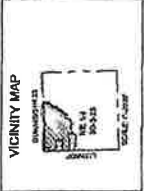
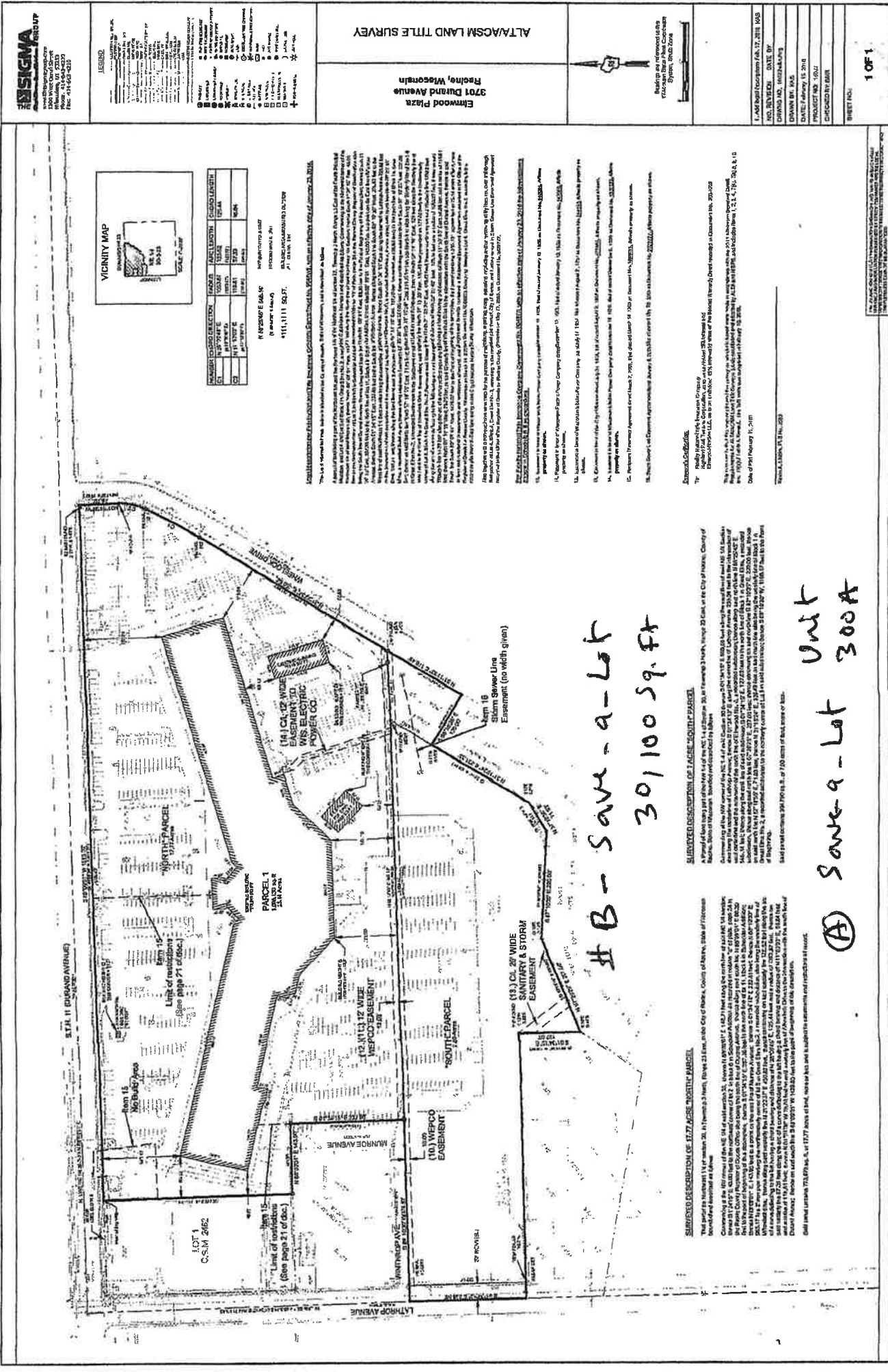
STORE INFORMATION	
TOTAL	30,201 B
VESTIBULE	1,081 S
SALES FLOOR	13,686 S
OFFICE, BREAK, RESTROOMS	743 S
STOCKROOM	14,672 S

STORE INFORMATION	
PRODUCE CASE	32 U
FRESH MEAT CASE	+12 LF
SMOKED MEAT CASE	48 LF
PROMOTIONAL AHT	-10 LF
DAIRY DOORS	6 DR
DAIRY CASE	+18 LF
FROZEN TOTAL	+894 LF
FROZEN AHT	-21 LF
FROZEN DRIS	+23 DRIS
BEER CASE	-12 LF
GROCERY TOTAL	+52 LF
ETHNIC LEVEL HIGH	81 LF
SPECIAL BUYS	-1 LF

save a lot

ALL DIMENSIONS ARE IN FEET AND INCHES. THE DIMENSIONS FOR RELATIONS TO THE PLAN SHALL BE AS SHOWN. THE DIMENSIONS FOR THE PLAN SHALL BE AS SHOWN. THE DIMENSIONS FOR THE PLAN SHALL BE AS SHOWN.

AH # B



NUMBER	CHORD BELECTION	ANGLE	CHORD LENGTH	CHORD BELECTION	CHORD LENGTH
1	111° 11' 11.11"	100.00	100.00	111° 11' 11.11"	100.00
2	111° 11' 11.11"	100.00	100.00	111° 11' 11.11"	100.00
3	111° 11' 11.11"	100.00	100.00	111° 11' 11.11"	100.00

N 111° 11' 11.11" E 100.00' TO CORNER
 111° 11' 11.11" S 100.00' TO CORNER
 111° 11' 11.11" E 100.00' TO CORNER
 111° 11' 11.11" S 100.00' TO CORNER

ALTA/ASM LAND TITLE SURVEY
Edmond Plaza
3701 Grand Avenue
Madison, Wisconsin

B - Save - a - Lot
 301100 Sq. Ft.

Unit
 Save - a - Lot
 300A

SIGMA
 1200 Wisconsin Street
 Madison, WI 53703
 Tel: 608/261-1234

LEGEND
 Survey Lines
 Property Lines
 Easement Lines
 Utility Lines
 Right-of-Way Lines
 etc.

This is a true and correct copy of the original survey as shown on the original survey plat.
 The original survey plat is on file in the office of the Surveyor General of the State of Wisconsin.
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I, **Surveyor**, certify that this is a true and correct copy of the original survey as shown on the original survey plat.
 The original survey plat is on file in the office of the Surveyor General of the State of Wisconsin.
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SUBJECT DESCRIPTION OF 18' STORM SEWER LINE PARCEL
 A Parcel of land being part of the 18' Storm Sewer Line Parcel, being 20' wide, 100' long, in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 North by the 18' Storm Sewer Line Parcel, being 20' wide, 100' long, in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 South by the 18' Storm Sewer Line Parcel, being 20' wide, 100' long, in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 East by the 18' Storm Sewer Line Parcel, being 20' wide, 100' long, in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 West by the 18' Storm Sewer Line Parcel, being 20' wide, 100' long, in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 The parcel contains 2000.00 sq. ft. of land, more or less, and is subject to the easements and restrictions of record.

SUBJECT DESCRIPTION OF 10' WEPCO PARCEL
 The parcel is located in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 North by the 18' Storm Sewer Line Parcel, being 20' wide, 100' long, in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 South by the 18' Storm Sewer Line Parcel, being 20' wide, 100' long, in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 East by the 18' Storm Sewer Line Parcel, being 20' wide, 100' long, in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 West by the 18' Storm Sewer Line Parcel, being 20' wide, 100' long, in the City of Madison, County of Dane, State of Wisconsin, bounded as follows:
 The parcel contains 2000.00 sq. ft. of land, more or less, and is subject to the easements and restrictions of record.

The original survey plat is on file in the office of the Surveyor General of the State of Wisconsin.
 The original survey plat is on file in the office of the Surveyor General of the State of Wisconsin.
 The original survey plat is on file in the office of the Surveyor General of the State of Wisconsin.

This Lease here by
Assigns to Springs Circle, LLC

[Signature]

30,100 sq.

SHOPPING CENTER LEASE

**3701 Durand Avenue, Suite 300A
Racine, Wisconsin 53405**

between

**ELMWOOD-RACINE, LLC AND HIGHLAND PARK TERRACES
CORPORATION, individually and collectively, as Lessor**

and

MORAN FOODS, LLC, as Lessee

Dated June 16, 2016